



**STATE OF TENNESSEE
DEPARTMENT OF FINANCE AND ADMINISTRATION
DIVISION OF REAL PROPERTY ADMINISTRATION
WILLIAM R. SNODGRASS TENNESSEE TOWER, 22ND FLOOR
312 EIGHTH AVENUE NORTH: NASHVILLE, TENNESSEE 37243**

**DAVE GOETZ
COMMISSIONER**

**PH (615) 741-4221
FAX (615) 741-7599**

**CHARLES GARRETT
ASSISTANT COMMISSIONER**

September 13, 2007

Re: Tr. 07-01-002

Dear:

Enclosed is a bid package for the above captioned property. The data included is for general information purposes and is not guaranteed as to accuracy. Please review the page titled Enclosed Items and let me know if anything is missing.

The property was scheduled for advertisement in the public notices section of The Tennessean in Nashville and in The Daily News Journal in Murfreesboro on September 16, 2007 and September 23, 2007. Bids are due November 7, 2007 no later than 2:00 PM CDT at the Real Property Administration office in Nashville.

Please contact me at (615) 741-6489 if you need any additional information or have any questions.

Sincerely,

Lorraine C. Walla

Tr. 07-01-002

ENCLOSED ITEMS

Transmittal Letter
Enclosed Items List
Copy of Advertisement
Property Information
Bid Procedure
Bid Form
Deeds to the State (5 pages)
Neighborhood Map
Tax Map
Building Sketch
Photos (1 page)

STATE OF TENNESSEE
REAL ESTATE FOR SALE IN MURFREESBORO, TN
ALL CASH - "AS IS"
Tr. 07-01-002

The State of Tennessee requests sealed bids for the sale of .4 +/- acres with a 4,590 +/- SF office building at 220 Vine Street.

MINIMUM BID: \$300,000.00

The State of Tennessee will accept sealed bids until 2:00 PM CST on November 7, 2007, at the address below. The State of Tennessee reserves the right to reject any and all bids.

For property inspection, information, bid instructions and bid package, please contact:

Lorraine C. Walla
Finance and Administration
Real Property Administration
312 - 8th Avenue North, 22nd Floor
Nashville, TN 37243-0300
Phone: (615) 741-6489 or (615) 741-2315
Website: tennessee.gov/finance/rpa/sales.html

STATE OF TENNESSEE TR. 07-01-002
220 VINE STREET
MURFREESBORO, TN

PROPERTY INFORMATION

The Department of Finance and Administration, Office of Real Property Administration, is requesting offers to purchase the subject property by sealed bids. The following data is for information only and accuracy is not guaranteed. Please contact Lorraine C. Walla at (615) 741-6489 if you need any additional information.

LOCATION:	220 Vine Street, Murfreesboro, Rutherford County, Tennessee Tax Map 091M, Group Q, Parcel 1.00
SIZE:	.4 +/- acres
IMPROVEMENTS:	4,632 +/- SF office building
UTILITIES:	All municipal utilities are available
ZONING:	Highway Commercial District
ACCESS:	Vine Street and Academy Street
DEED RESTRICTIONS:	As of record at the County Register of Deeds
INTEREST CONVEYED:	All right, title and interest by QUITCLAIM DEED
MINIMUM BID:	\$300,000.00
OPENING DATE & TIME:	November 7, 2007 @ 2:00 PM CDT

STATE OF TENNESSEE TR. 07-01-002
SALE OF .4 +/- ACRES IMPROVED WITH AN OFFICE BUILDING

BID PROCEDURE

1. **METHOD:** Sale is to be by the sealed bid method. The State reserves the right to refuse or reject any or all bids.
2. **OPENING:** Sealed bids will be opened **November 7, 2007 at 2:00 p.m.** (Central Standard Time) at the Real Property Administration office in Nashville, Tennessee. Bids must be received by Real Property Administration no later than the opening time and date. Late bids will be returned unopened.
3. **FORMAT:** The bid must state the amount of the bid and identify the party or entity to whom the property will be conveyed. Bids must be sealed and contain the following information on the bottom left hand corner of the envelope:

BID ENCLOSED:	TR. 07-01-002
BID OPENING TIME:	2:00 PM CST
BID OPENING DATE:	November 7, 2007

4. **SECURITY DEPOSIT:** The bid must include a security deposit by cashier's check, in the amount of five (5%) of the total bid, payable to the State of Tennessee. Security deposits will be deposited the next business day. The security deposit will be applied to the purchase price for the successful bidder. The security deposit will be forfeited if the successful bidder fails to perform. Security deposits will be returned to unsuccessful bidders by separate State warrants.
5. **AWARD OF BID:** Bids will be either accepted or rejected within forty-five (45) days from the bid opening date.
6. **TERMS OF SALE:** The property will be sold "as is" for cash due upon closing. The balance of the purchase price shall be paid by cashier's check payable to the State of Tennessee. All of the State's right, title and interest will be conveyed to buyer by quitclaim deed without any warranties or covenants.
7. **FORWARD BIDS TO:**
Lorraine C. Walla
State of Tennessee
Real Property Administration
Real Estate Management
312 8th Avenue North, Suite 2200
Nashville, TN 37243-0299

**STATE OF TENNESSEE TRANSACTION 07-01-002
SALE OF REAL PROPERTY AT
220 Vine Street
Murfreesboro, TN**

BIDS DUE NO LATER THAN: 2:00 PM CST, November 7, 2007

BID FORM

I, _____, submit a bid of
\$_____, for real property commonly designated as 220 Vine
Street, Murfreesboro, TN.

Enclosed is a cashier's check payable to the State of Tennessee in the amount of
\$_____ which constitutes the required bid deposit of five (5) percent of
my total bid. The balance to be paid upon notification by the State of Tennessee that the
deed has been fully executed and is ready for delivery.

Please **Print** Name(s) Below:

Please **Sign** Name(s) Below:

Please provide below the exact name of the Grantee(s) and the address for notification of
property taxes if you are the successful bidder.

For and in consideration of the sum of seventeen thousand eight hundred eighty eight dollars (\$17,888.00) to us cash in hand paid, the receipt of which is hereby acknowledged, we, B. B. Kerr, Jr., and wife, Catherine Carney Kerr, have this day bargained and sold and by these presents do hereby transfer and convey unto the State of Tennessee and its assigns a parcel of land lying and being in the 13th Civil District of Rutherford County, Tennessee, and being more particularly described as follows:

Beginning at a point on the south right of way line of East Vine Street 118.0 feet, more or less west of the intersection of the west right of way line of Academy Street with the south right of way line of East Vine Street, said point being the northwest corner of this tract and the northeast corner of the B. B. Kerr, Jr. tract, of record in Book No. 179, page 332, Register's Office of Rutherford County from which this tract is carved; thence with said Kerr's east line in a southerly direction 180.0 feet, more or less, to a point, the southwest corner of this tract, on the north boundary line of a tract or parcel of land now, or formerly owned by Thurston; thence with Thurston's and Tolbert's north lines 118.0 feet, more or less, to a point on the west right of way line of Academy Street, said point being Tolbert's northeast corner; thence with the west right of way line of Academy Street in a northerly direction 21.0 feet, more or less, to a point at the southeast corner of McFolin's lot; thence leaving said right of way and with McFolin's south line in a westerly direction 70.0 feet, more or less, to a point at McFolin's southwest corner; thence in a northerly direction with the west boundary line of McFolin's lot and the west boundary line of a lot presently owned by the Department of Employment Security, State of Tennessee of record in Book No. 140, page 13, Register's Office of Rutherford County, 159.0 feet, more or less, to a point on the south right of way line of said East Vine Street, at the northwest corner of said Employment Security lot; thence in a westerly direction with the south right of way line of East Vine Street 48.0 feet, more or less, to the point of beginning and containing 0.23 acres, more or less, as measured by the Engineering Section, Property Services Division, State of Tennessee and depicted on Drawing No. L-439-1.

Being a part of the property conveyed to B. B. Kerr, Jr. by deed from Lizzie Cook, dated March 15, 1955, of record in Deed Book 179, page 332, Register's Office of Rutherford County, Tennessee.

To have and to hold the said tract of land together with the appurtenances, estate, title and interest thereto belonging to said State of Tennessee and its assigns in fee simple forever.

And we, B. B. Kerr, Jr., and wife, Catherine Carney Kerr, do covenant with the State of Tennessee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey same, and that it is unencumbered, and we do

HAYNES BALTIMORE
ASSESSOR OF PROPERTY
RUTHERFORD COUNTY
RECORD TRANSFER DATE

8-12-71

BY AY
COUNTY COURT CLERK

REALTY TRANSFER TAX
AMOUNT \$ 54.41
RECEIPT NO. 4020
DATE PAID 8-12-71
BEN BAILEY-MCFARLIN

.23 ac

566

Recorded
8/15/71
MH

further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to the above described property to the State of Tennessee and its assigns against the lawful claims of all persons whomsoever.

Witness our hands this 17 day of AUG., 1971.

B. B. Kerr Jr.
B. B. Kerr, Jr.

Catherine Carney Kerr
Catherine Carney Kerr

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me a Notary Public of the State and County aforesaid personally appeared B. B. Kerr, Jr., and wife, Catherine Carney Kerr, the bargainors, with whom I am personally acquainted, and acknowledged that they executed the foregoing warranty deed for the purposes therein contained.

Witness my hand and seal at office in Memphis, Tenn.
this the 17th day of August, 1971.

James M. Jones
Notary Public

My Commission Expires:

Feb 1, 1974

RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
RUTHERFORD COUNTY
OFFICE OF THE REGISTER Aug 17 19 71
I, HOMER JONES, REGISTER DO CERTIFY THAT THE

E. Vine St.

P.O.B.

6' Side Walk

Employment Security
State of Tennessee
Book No. 140, Page 13 R.O.R.C.

City of
Murfreesboro

B.B. Kerr Jr.
Book 179, Page 332
R.O.R.C.

Joe Fulghum

Cate

Thurston

Tolbert

Academy St.

180.0'
10,110 Sq. ft.
= 0.23 Acres ±
159.0'

McFolling

Parking

118.0'
70.0'
70.0'

ADDITIONAL PH
FOR
EMPLOYMENT S

PREPARED BY
ENGINEERING SEC
OFFICE OF THE

PROPERTY SERVICE
STATE OF TENNE

DRAWN BY: CHECKED BY: SCALE: 1" = 50'

APPROVED: [Signature]

STATE PROPERTY ADMINISTRATOR

SEVEN HUNDRED FIFTY DOLLARS (\$13,750.00) cash in hand paid, receipt of which is hereby acknowledged, I, W. E. MASON, have bargained and sole, and do hereby transfer and convey unto the STATE OF TENNESSEE, that certain lot of ground situated in the City of Murfreesboro, 13th Civil District of Rutherford County, Tennessee, being described as follows:



BEGINNING at a point two feet north of the north wall of the Boiler Room on the remaining property of Odis P. McFolin; and running thence Northwardly approximately 111 feet to the south line of East Vine Street; thence with the south line of East Vine Street, Eastwardly 70 feet to the center of a ditch on the West side of Academy Street; thence from the northeast corner of the ditch and along Academy Street Southwardly approximately 111 feet to a point which would be two feet north of the north wall of the Boiler Room were that room extended to Academy Street; thence with said line Westwardly approximately 70 feet to the point of beginning; and being the northerly portion of the lot of ground which was conveyed by Mrs. Mary A. Zumbro, et al to Odis P. McFolin, by deed dated November 9, 1943. And being the same property as that conveyed to Gordon Lynch and James S. Braswell by General Warranty Deed of record in Book 106, page 432, in the Register's Office of Rutherford County, Tennessee. And being the same property conveyed to W. E. Mason by General Warranty Deed found of record in Book 136, page 656, of the Register's Office of Rutherford County, Tennessee, to which reference is hereby made for a further description.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereto belonging, unto the said State of Tennessee, forever.

I covenant with the said grantee herein that I am lawfully seized and possessed of said property, have a good right to convey the same; and that it is unincumbered, except by a lien of the 1961, City and County and State taxes, which will be paid by the grantor when due.

I further covenant and bind myself, my heirs and representatives to forever warrant and defend the title to said property unto the grantee herein, against the lawful claims of all persons whomsoever.

I, W. E. Mason, further covenant and warrant that I am the owner of other real estate located in Murfreesboro, Tennessee, of a value in excess of One Thousand Dollars which is unencumbered, and out of which I elect to claim and do hereby declare as my Homestead; and therefore it is not necessary for my wife to join in the execution of this deed. I further covenant and warrant that this deed is not being made to defeat my wife's claim to dower in my real estate, but is a bona fide sale and transfer in all respects.

Possession is to be given on delivery of the deed.

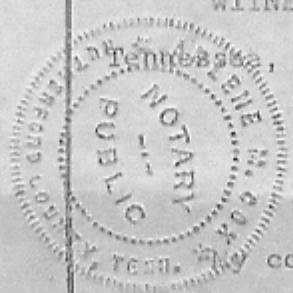
WITNESS MY HAND this the 20th day of November, 1961.

W. E. Mason

STATE OF TENNESSEE
RUTHERFORD COUNTY

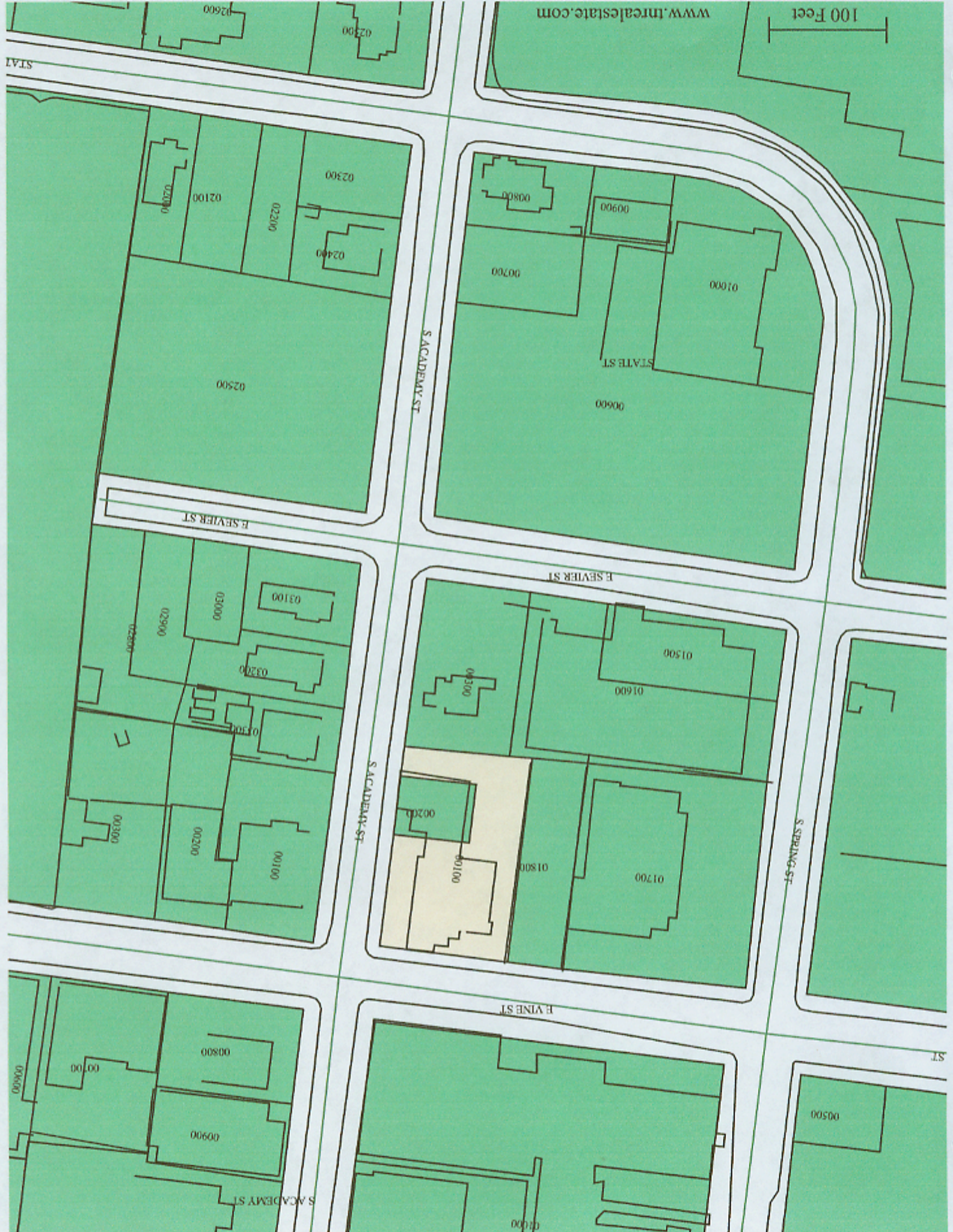
Personally appeared before me, the undersigned authority, a Notary Public in and for the above county and state, the within named W. E. Mason, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within and foregoing (DEED) instrument, for the purposes therein contained.

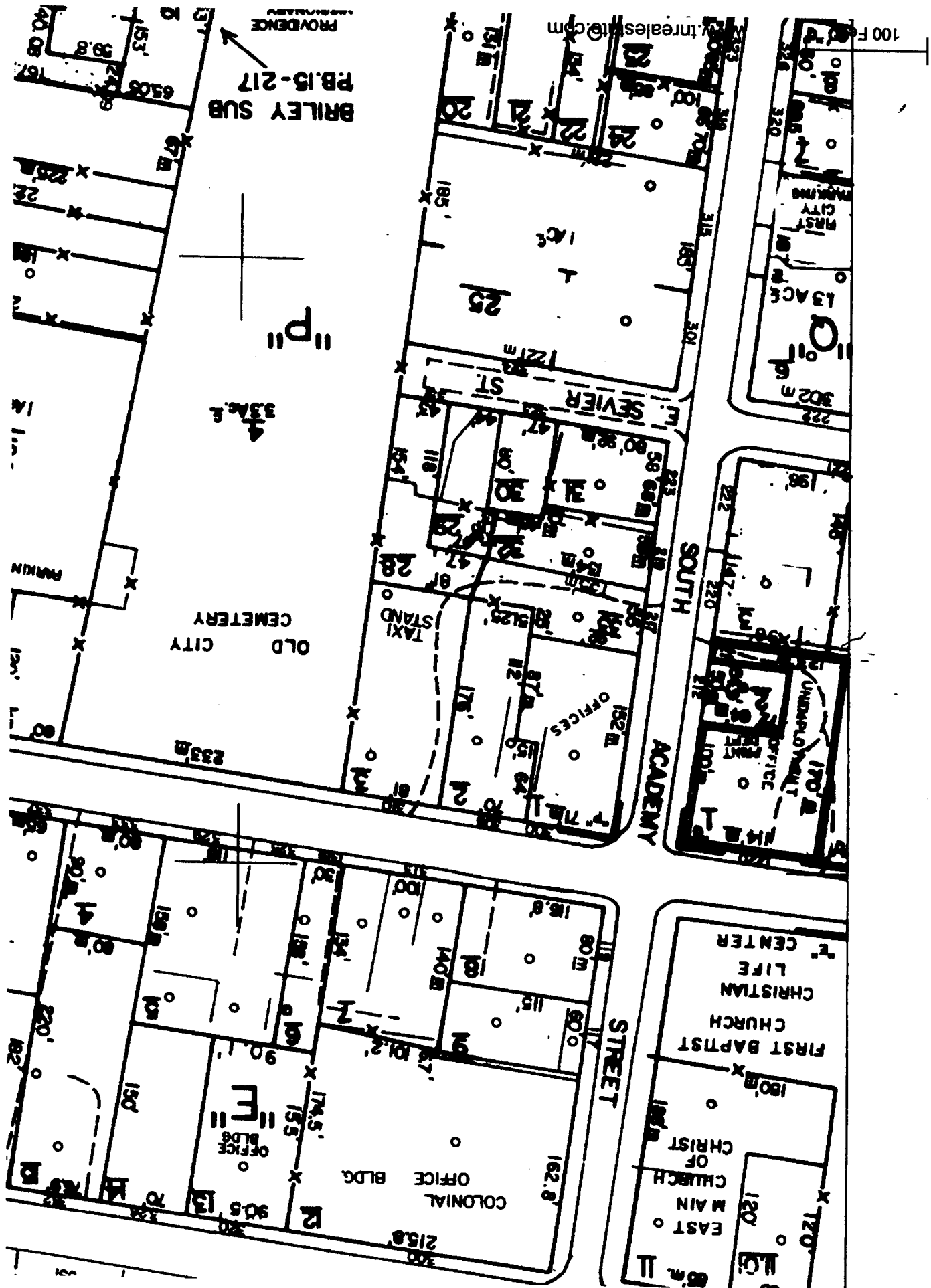
WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 20th day of November, 1961.



Arlene M. Coy
Notary Public

commission expires: Nov 10, 1962





BUILDING SKETCH

